



# Public Notice

U.S. Army Corps of Engineers, Norfolk District

July 24, 2006

CENAO-TS-REG  
06-V1434

## FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

### APPLICANT

Reid's Prospect, LLC  
Post Office Box 1457  
Newington, Virginia 22122

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site contains unnamed tributaries to the Occoquan River, and is located northeast of the intersection of Prince William County Parkway (State Route 3000) and Asdee Lane (State Route 706), east of the Prince William County Government Complex, in Prince County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct Reid's Prospect - Phase II of a mixed-use development that will consist of an office/retail development and residential development that will include approximately 146 single-family homes, six large lot single-family homes, 161 townhomes, five multi-family buildings with 180 units and two live/work buildings with 12 dwelling units, recreational amenities and associated infrastructure (roads, utilities, stormwater). The project will permanently impact approximately 2.51 acres of palustrine forested wetlands (PFO), 0.06 acre of palustrine emergent wetlands (PEM), 0.05 acre of open water and 2,050 linear feet of stream, permanently convert 0.003 acre of PFO to PEM wetlands and temporarily impact 0.03 acre of palustrine scrub-shrub wetlands, 0.01 acre of PEM and 78 linear feet of stream.. The authorized impacts associated with the permitted Reid's Prospect Phase I include permanent impacts to 0.29 acres of PFO wetlands, 0.03 acre of PEM wetlands, 0.27 acre of open water, 808 linear feet of stream conversion of 0.005 acre of PFO to PEM and temporary impacts to 88 linear feet of stream. The authorized impacts associated with Phase I will be considered cumulatively with the proposed impacts in Phase II. The applicant proposes offsite mitigation to compensate for the individual and cumulative wetland and stream impacts associated with this project.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed

activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Commander within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings.

**COMMENT PERIOD:** Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-REG), 18139 Triangle Shopping Center, Suite 213, Dumfries, Virginia 22026 and should be received by the close of business on August 24, 2006.

If you have any questions about this project or the permit process, please call: Ms. Theresita Crockett-Augustine at 703-221-9736.

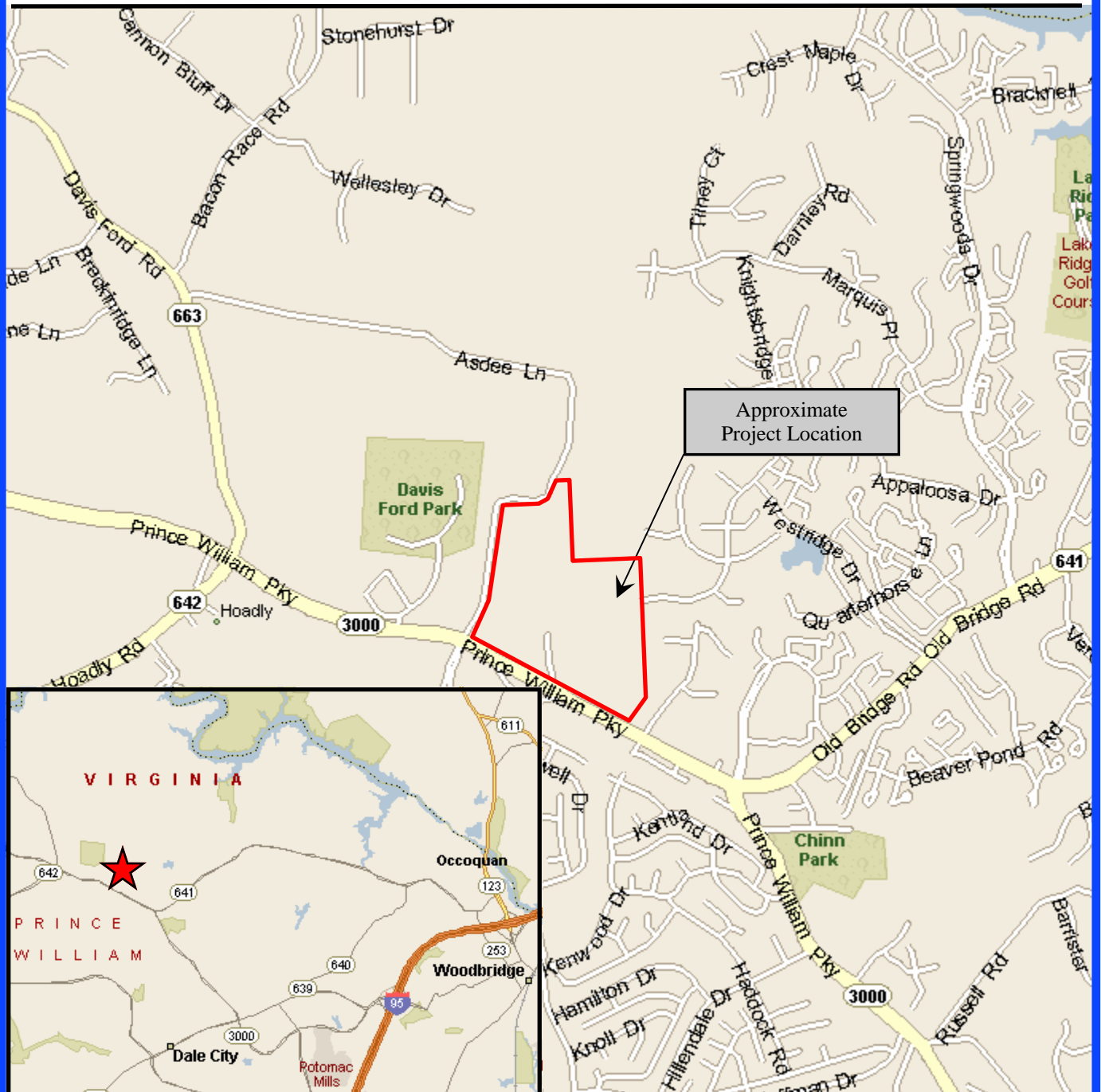
FOR THE DISTRICT COMMANDER:

Bruce F. Williams  
Chief, Northern Virginia  
Regulatory Section

Attachment: Drawings

# VICINITY MAP

## REID'S PROSPECT

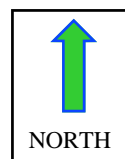
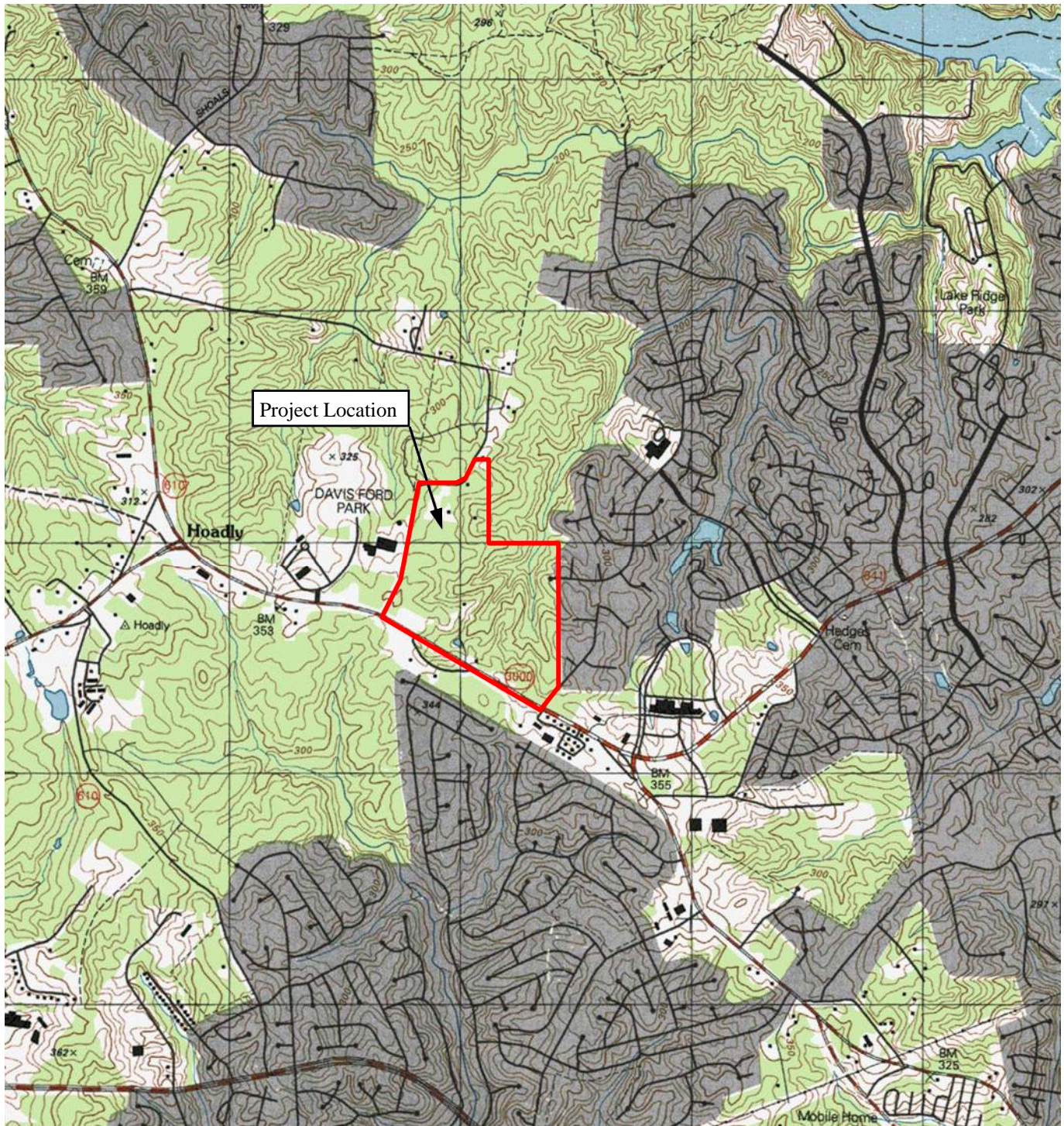


NORTH

This 105-acre +/- property is located in eastern Prince William County, Virginia, northeast of the intersection of Prince William Parkway (State Route 3000) and Asdee Lane (State Route 706), east of the Prince William County Government Center.



## REID'S PROSPECT



USGS Topo Quad Maps —Ococoquan, VA  
Latitude= N38° 40' 47"  
Longitude= W77° 20' 48"  
Approximate Size= 105 +/- Acres  
Elevation= 260'-350'  
Scale=1"=2000'



LEGEND:

- PALUSTRINE EMERGENT (PEM) WETLAND LIMITS
- PALUSTRINE SCRUB-SHRUB (PSS) WETLAND LIMITS
- PALUSTRINE FORESTED (PFO) WETLAND LIMITS
- INTERMITTENT (R4) STREAM LIMITS
- OPEN WATER (OW) LIMITS
- WETLAND IMPACTS
- STREAM IMPACTS
- TEMPORARY STREAM IMPACTS
- TEMPORARY WETLAND IMPACT
- WETLAND CONVERSION IMPACT (PFO - PEM)
- RETAINING WALLS

SITE DATA:

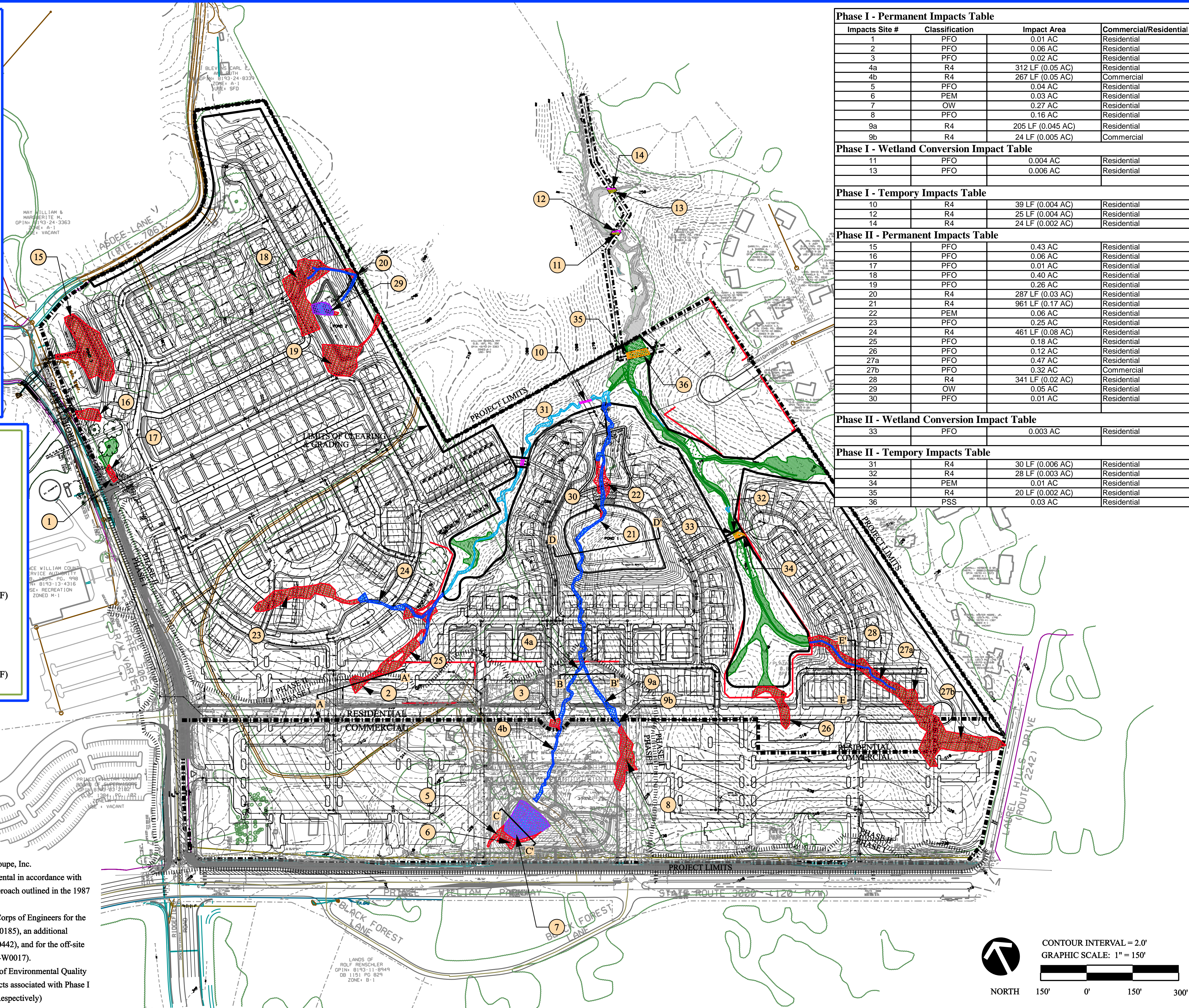
TOTAL PROPERTY = 105.89 AC  
PHASE I AREA = 29.69 AC  
PHASE II AREA = 76.20 AC  
TOTAL STREAMS = 0.76 AC (5,473 LF)  
TOTAL WETLANDS = 4.48 AC  
TOTAL OPEN WATER = 0.32 AC

PHASE I IMPACTS SUMMARY:  
WETLAND IMPACTS = 0.32 AC  
STREAM IMPACTS = 0.15 AC (808 LF)  
OPEN WATER IMPACTS = 0.27 AC  
WETLAND CONVERSION IMPACT = 0.01 AC  
TEMPORARY STREAM IMPACTS = 0.01 AC (88 LF)

PHASE II IMPACTS SUMMARY:  
WETLAND IMPACTS = 2.57 AC  
STREAM IMPACTS = 0.30 AC (2050 LF)  
OPEN WATER IMPACTS = 0.05 AC  
WETLAND CONVERSION IMPACT = 0.003 AC  
TEMPORARY STREAM IMPACTS = 0.01 AC (78 LF)  
TEMPORARY WETLAND IMPACT = 0.04 AC

Notes:

- Base map and site plan provided by The Engineering Groupe, Inc.
- Wetland delineation was conducted by Angler Environmental in accordance with the Three-Parameter Routine Wetland Determination approach outlined in the 1987 Corps of Engineers Wetland Delineation Manual.
- Wetland delineation's were approved by the U.S. Army Corps of Engineers for the initial 85 +/- acres on 10/30/2002 (Corps Project #: 02-B0185), an additional 20 +/- acre parcel on 01/12/2004 (Corps Project #: 03-B0442), and for the off-site sewer line extension on 02/17/2006 (Corps Project #: 06-W0017).
- U.S. Army Corps of Engineers and Virginia Department of Environmental Quality Permits have already been issued for Jurisdictional Impacts Assessment with Phase I of the Project (SP6P 06 - W0014 and WP4 - 05 - 2736, Respectively)



Phase I - Permanent Impacts Table

Impacts Site #	Classification	Impact Area	Commercial/Residential
1	PFO	0.01 AC	Residential
2	PFO	0.06 AC	Residential
3	PFO	0.02 AC	Residential
4a	R4	312 LF (0.05 AC)	Residential
4b	R4	267 LF (0.05 AC)	Commercial
5	PFO	0.04 AC	Residential
6	PEM	0.03 AC	Residential
7	OW	0.27 AC	Residential
8	PFO	0.16 AC	Residential
9a	R4	205 LF (0.045 AC)	Residential
9b	R4	24 LF (0.005 AC)	Commercial

Phase I - Wetland Conversion Impact Table

11	PFO	0.004 AC	Residential
13	PFO	0.006 AC	Residential

Phase I - Tempory Impacts Table

10	R4	39 LF (0.004 AC)	Residential
12	R4	25 LF (0.004 AC)	Residential
14	R4	24 LF (0.002 AC)	Residential

Phase II - Permanent Impacts Table

15	PFO	0.43 AC	Residential
16	PFO	0.06 AC	Residential
17	PFO	0.01 AC	Residential
18	PFO	0.40 AC	Residential
19	PFO	0.26 AC	Residential
20	R4	287 LF (0.03 AC)	Residential
21	R4	961 LF (0.17 AC)	Residential
22	PEM	0.06 AC	Residential
23	PFO	0.25 AC	Residential
24	R4	461 LF (0.08 AC)	Residential
25	PFO	0.18 AC	Residential
26	PFO	0.12 AC	Residential
27a	PFO	0.47 AC	Residential
27b	PFO	0.32 AC	Commercial
28	R4	341 LF (0.02 AC)	Residential
29	OW	0.05 AC	Residential
30	PFO	0.01 AC	Residential

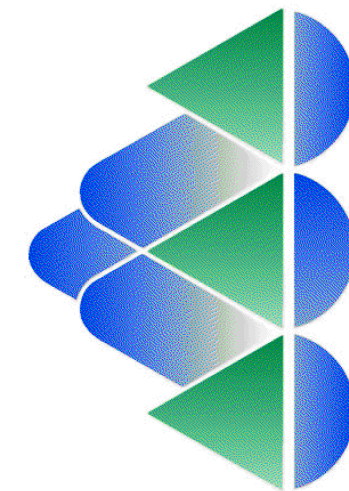
Phase II - Wetland Conversion Impact Table

33	PFO	0.003 AC	Residential
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Phase II - Tempory Impacts Table

31	R4	30 LF (0.006 AC)	Residential
32	R4	28 LF (0.003 AC)	Residential
34	PEM	0.01 AC	Residential
35	R4	20 LF (0.002 AC)	Residential
36	PSS	0.03 AC	Residential

ANGLER  
Environmental



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Manassas, Va. 20109  
ph: (703) 393-4844  
fax: (703) 393-2934

106 North Thompson St.  
Richmond, Va. 23221  
ph: (804) 353-6017  
fax: (804) 353-6018

APPLICANT: REID'S PROSPECT, LLC /  
REID'S PROSPECT PWC, LLC  
PROJECT: REID'S PROSPECT - PHASE II

SELECTED DEVELOPMENT PLAN

PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT MANAGER:

PP

DESIGNED:

PP

DRAWN:

ET

JOB NUMBER:

1276

DESIGN FILE:

1276-PHASEII-ALTIII.DGN

DATE:

3/23/06

REVISIONS: